



Headquarters

One Battery Park Plaza
24 Whitehall Street
Suite 710
New York, NY 10004

NARRATIVE INFORMATION SHEET

1. Applicant Identification: National Development Council (NDC), a 501(c)3
24 Whitehall Street Suite 710
New York, NY 10004
2. Funding Requested:
 - a. Assessment Grant Type: Coalition
 - b. Federal Funds Requested: \$600,000
 - c. Contamination: \$300,000 Hazardous Substances and \$300,000 Petroleum
3. Location: State of California
4. Contacts:
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 - b. Daniel Marsh III, President
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5. Population*: Los Angeles County Population: 10,163,507
State of California Population: 39,536,653
*as of 2017 per factfinder.census.gov

Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page #2
The priority site(s) is in a federally designated flood plain.	Page #2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State or Tribal Environmental Authority

The State of California is part of the Coalition, see attached letter of commitment

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields

1.a.i Background and Description of Target Area

The National Council for Community Development, Inc. (NDC), a 501(c)3, has formed a Coalition with the California Environmental Protection Agency Department of Toxic Substance Control (DTSC) and Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) to address issues across the State of California, with a focus on underserved neighborhoods in LA County. NDC has been working with cities throughout California, including CDC/HACoLA, on various projects that are unable to move forward due to potential or real contamination issues.

On February 1, 2012, California's over 400 redevelopment agencies were dissolved, eliminating tax increment funds used by cities to address brownfield activities directly, including leveraging of state and federal funds. Redevelopment activities and information have been decentralized, making it more difficult to access funding. Successor Agencies were established to manage redevelopment projects currently underway, make payments on enforceable obligations, and dispose of redevelopment assets and properties. Through the dissolution process, the designated Successor Agencies lost staff and institutional knowledge and have been forced to work with a fraction of previous resources. In fact, CDC/HACoLA became the successor agency for many small former redevelopment agencies in the County. Many California cities and counties have not recovered from these losses.

DTSC has been able to fund some of these sites through their Targeted Site Investigation (TSI) program, under the U.S. Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Section 128(a) State and Tribal Response Program (SRP) Grant, which is modeled after the EPA Targeted Brownfields Assessment (TBA) grant. However, this program has limited funds and is offered once a year to applicants. This funding could help establish a program that is available year-round and provide additional funding when the TSI program is unavailable.

This grant may also help bridge the gap in funding for small businesses or developers looking to purchase sites for a greater use.

1.a.ii. Description of Priority Brownfield Site

The former Berk Oil site consists of approximately 4.3 acres in the City of Bell Gardens. The property, consisting of 7 parcels, was purchased by the Bell Gardens Redevelopment Agency in two transactions, one in 1985 and the second in 1992. With the dissolution of California redevelopment agencies in 2012, property ownership was transferred to the Successor Agency to the Former Bell Gardens Redevelopment Commission. The Successor Agency is working to find a developer to purchase and redevelop the site. The site is located in a mixed commercial/industrial and residential area of the City, adjacent to a railroad and I-710 freeway.

For over 25 years, this vacant and underutilized property has contributed to blight, undesirable activities, and safety concerns. In an effort to reduce these negative impacts, the Successor Agency continues to expend funds to maintain the fencing and vegetation. The City Council prefers redevelopment of the site for light industrial use, consistent with current zoning, to reduce blight, create jobs, boost economic development of the area, and create revenue.

Various environmental assessments and investigations have been conducted as funds became available, over the years, to address portions of the site. Efforts to find a developer willing to purchase and redevelop the site have been unsuccessful due to the uncertainty of contamination on the property. Due to the lack of funding, the Successor Agency has been unable to move forward with redevelopment of the site. The Successor Agency needs assistance with removing some of the uncertainty associated with contamination on the site, through additional assessment and cleanup planning.

Berk Oil Company and Pacific Metal Craft (among others) operated in the western and eastern portions of the site, respectively. Past land use includes asphalt mixing, oil distribution operations, underground

storage tanks (asphalt, diesel fuel, and waste oil), manufacturing (cardboard/plastic moldings for gasoline tanks, stainless steel tubing), welding, fabrication (metal and plastic parts), furnaces, and degreasers. The site is currently zoned for light industrial use. The site is currently vacant and surrounded by reinforced perimeter fencing to prevent access. The Successor Agency maintain the fencing and vegetation on the site.

Contamination on the site includes benzo(a)pyrene and lead in soil, and tetrachlorethene (perchloroethylene or PCE) in soil gas. In the area of the former steam cleaning sump, previous investigations found soil and groundwater contaminated with PCE, trichloroethene (TCE) and other volatile organic compounds, and petroleum hydrocarbons. DTSC is currently conducting a Supplemental Phase II Investigation under its FY15 Brownfields Assessment Grant to address data gaps. Following completion of the Supplemental Phase II Investigation, the site may need additional investigation and cleanup planning (under this assessment grant, if successful), and may qualify for DTSC's Revolving Loan Fund for cleanup implementation.

The Los Angeles River is located approximately 600 feet west of the site and the Rio Hondo River is located approximately 1.5 miles east of the site. These river channels merge approximately 2 miles south of the site. The ground surface at the site is at an elevation of approximately 110 feet above mean sea level. Based on the "FEMA Flood Map Service Center", the site is located within a federally-designated flood plain.

Another potential site, designated as 1117 South Long Beach Blvd. consists of approximately 1.29 acres in the City of Compton, in LA County. The site consists of five contiguous parcels located in a mixed residential and commercial area. After the dissolution of California redevelopment agencies in 2012, the site (five contiguous parcels) is currently owned by the Successor Agency to the former Community Redevelopment Agency of the City of Compton. The Successor Agency is working to find a developer to purchase and redevelop the site.

For over 15 years, this underutilized property has been vacant. Redevelopment of this site will complement the City's revitalization that includes construction of a new state-of-the-art transit center (MLK Transit Center) through a partnership with the Metropolitan Transportation Agency, new community center, senior housing development, townhome community, two new shopping centers, along with housing and industrial development. (<http://www.comptoncity.org/officials/clerk/bids/rfpDetailView.asp?pageID=150>).

With the lack of consistent funding, the property has undergone various environmental assessments and investigations that have been pieced together. Efforts to find a developer willing to purchase and redevelop the site have been unsuccessful due to the uncertainty of contamination on the property. The Successor Agency needs assistance with removing some of the uncertainty associated with contamination on the site, through additional assessment and cleanup planning.

Various gasoline stations and automotive services operated on portions of the site. The site is currently zone for limited-commercial use. The site is currently vacant land predominantly covered by grass, weeds, and several scattered trees in a park-like setting. The site is surrounded by a white picket fence that includes several access points. The following recognized environmental conditions were identified through several site assessments completed for the property since 2005, including a 2014 investigation: (1) petroleum hydrocarbons and related compounds were detected in subsurface soil (at a depth of 20 to 35 feet) and groundwater in the northern portion of the property, (2) gasoline-range petroleum hydrocarbons and related constituents were detected in soil gas, and (3) polychlorinated biphenyls were detected in one sample from a depth of two feet near the central portion of the site.

The site is located approximately 2 miles west of the Los Angeles River. Based on the "FEMA Flood Map Service Center: Search by Address" the site is located within a federally-designated flood plain. Additionally, DTSC maintains a database, known as EnviroStor, of sites that have been addressed, are currently under oversight, or are lower priority backlog sites. The California State Water Resources Control

Board (SWRCB), another agency that oversees site cleanup, has a GeoTracker database to track sites that impact water quality. These websites include sites contaminated by hazardous substances and petroleum products. The target areas have almost 100 sites listed on both databases as needing further environmental assistance.

1.b. Revitalization of Target Area

1.b. i. Redevelopment Strategy and Alignment with Revitalization Plans

The grant funds will primarily be used for Phase I and Phase II Environmental Site Assessments. The Coalition will first refine the current Brownfields inventory for the target areas using the DTSC CalEnviroScreen data, community concerns, and specific redevelopment plans. The current priority list will be adjusted based on information related to health and safety, an evaluation of redevelopment desirability, and likelihood of project implementation. Availability of funding, potential leveraging of resources, and existing funding allocation for construction will be considered in site selection for the grant. DTSC will establish an Advisory Board consisting of representatives from partner cities, non-profit organizations, the Black Community Task Force, Charles Drew University, the University of California Earth Systems Science Department and School of Social Ecology and other community interest groups. Phase I and II ESAs will be the starting point for the redevelopment process, followed by cleanup planning, if needed. Upon completion of grant activities, the Voluntary Program will be used to encourage parties to clean-up contaminated properties by offering economic, liability, or efficiency incentives to ensure that these assessments will lead to redevelopment and revitalization. DTSC's Revolving Loan Fund (RLF) can provide loans/grants for clean-up.

The Coalition will use the grant funding to facilitate revitalization and redevelopment in the target communities, with consideration of existing local, revitalization, redevelopment, and general plans. Target communities were identified based on key characteristics of environmental justice areas, such as economic need and pollution burden. DTSC will select and prioritize sites where proposed redevelopment contributes to equitable development, environmental justice, and sustainable practices.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

In 2012, for the Berk Oil site, DTSC conducted a Phase I Environmental Site Assessment and Phase II Investigation for a portion of the Berk Oil site under its Targeted Site Investigation (TSI) program, funded by the United States Environmental Protection Agency through a CERCLA 128(a) State and Tribal Response Program Grant. Under the TSI Program, brownfields sites are selected to receive environmental services through a competitive application process. For the selected properties, the Coalition will provide assessment, investigation, or cleanup planning services at no cost to the applicant.

For the Compton Site, in mid-2018, the Successor Agency requested proposals from qualified organizations to acquire and redevelop the site into a commercial-retail development, mixed-use (commercial, retail and residential) development, or a multi-family unit development. Although not preferred, multi-family rental housing may be proposed. Housing development proposals at least 50% of the proposed development can be at market-rate, while the remaining units must be set-aside for low income families.

The goal is for both of the sites to:

- Resolve outstanding contamination issues
- Determine if cleanup is required prior to development
- Increase the desirability of the sites for developers and investors
- Return the sites to productive uses

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

NDC has the ability to provide various types of resources, such as small business financing through the Small Business Administration (SBA) 7a program, micro-loan financing through an internal program and CDFI grant funding, possible New Market Tax Credit (NMTC) financing since NDC is a Community Development Entity (CDE) with NMTC allocation.

CDC/HACoLA also has various resources, including Housing and Urban Development (HUD) Community Development Block Grant Funds (CDBG) and HOME funds, an Economic Development Administration (EDA) Revolving Loan Funds (RLF) program with funds available for small businesses and other focused loan programs.

DTSC has vast experience with environmental assessments, brownfields grants, and an existing Community-Wide Brownfields Assessment Grant (BF-99T29601) for \$400,000. DTSC also has its TSI program, under the EPA CERCLA Section 128(a) SRP Grant, modeled after the EPA TBA grant. Each year, DTSC provides \$300,000 worth of environmental assessment and cleanup planning services to local government agencies, school districts and non-profit organizations, through a competitive application process. Demand for brownfields assessments, under this program, typically exceeds available funding. Other sources of funding include the SWRCB's programs focused on petroleum impacted sites. Cities have track records for leveraging redevelopment funding.

1.c.ii. Use of Existing Infrastructure

Using existing infrastructure is inherent to the redevelopment goals. The Coalition will focus efforts around established infrastructure, repurposing or adapting buildings, and tapping into the existing utility systems in each community. Forming a partnership with a developer with experience and commitment, the Coalition will leverage expertise, pool resources, and minimize risk. The Coalition's ability to offer brownfield grant funds for upfront environmental reviews on development sites and for cleanup and reuse planning, combined with other County and State incentives, will help leverage these relationships.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

NDC works with multiple communities across the State of California, including LA County to redevelop sites. One of the main barriers is real or perceived contamination and the potential cost of assessment and cleanup.

DTSC's Brownfields Program is funded through the Toxic Substances Control Account (TSCA), environmental fees assessed to California businesses, federal funding, and direct billing of project proponents. With consistent and ongoing cuts in all funding sources, DTSC has no additional financial resources to support the projects included in this grant application.

Aside from billing for voluntary actions and acquiring federal funding, DTSC's Brownfields Program relies primarily on TSCA for its expenses. DTSC was forced to cut over \$12 million from TSCA over the past few years, resulting in insufficient funds to address brownfields. DTSC's EPA State Response Program (SRP) Grant has been reduced from an annual allocation of \$1.5 million to roughly \$1 million. Under the SRP, the allocation for site-specific activities has declined to support infrastructure activities. DTSC has no additional financial resources to support the projects that will be conducted under the proposed grant.

In addition, the dissolution of Redevelopment Agencies, eliminated tax increment funds used by cities and counties, such as LA County, to address brownfields activities directly, including leveraging of DTSC and EPA funds. Through the dissolution process, the designated Successor Agencies (CDC/HACoLA is a successor agency) lost staff and institutional knowledge, and are working with a fraction of previous resources. California cities and counties are still trying to recover from these losses; most cities and counties, including CDC/HACoLA has budgets that are already allocated to basic services. NDC and DTSC

has been extending its expertise to bridge the knowledge gap in order to facilitate brownfields redevelopment.

2.a.ii. Threats to Sensitive Populations

2.a.ii.1. Health and Welfare of Sensitive Populations

Information from the CalEnviroScreen model can be used to identify cumulative environmental issues for the other target communities. CalEnviroScreen was developed to identify communities that are disproportionately burdened by multiple sources of pollution. A higher score indicates a population that experiences higher pollution burden and vulnerability than those with lower scores. The percentile indicates how the score is ranked statewide. Scores were calculated by census tract.

The model includes two components representing pollution burden – exposures and environmental effects – and two components representing population characteristics – sensitive populations (e.g., in terms of health status and age) and socioeconomic factors. The average of each indicator was calculated to provide an idea of the most prevalent indicator for the target communities as a whole. As discussed in the following sections, percentiles can be used to indicate cumulative environmental issues and public health impacts. For the target communities, the most prevalent exposure indicators are diesel particulate matter and traffic density that point to cumulative environmental issues such as industry and congested highways. *A higher percentile indicates an increase potential human exposure to pollution sources.*

1. Diesel particulate matter: Diesel particulate matter occurs throughout the environment, but since major sources include trucks, buses, cars, ships, and locomotive engines, it is concentrated near ports, rail yards, and freeways. Exposure to diesel particulate matter has been shown to have adverse health effects, such eye, throat and nose irritation, cardiovascular and pulmonary disease, and lung cancer. Three of the four target communities are in the top 20% statewide.
2. Traffic density: Traffic causes air pollution, particularly in urban areas, and contributes to the formation of photochemical smog. Health effects include heart and lung disease, cancer, and increased mortality. Three of the four target communities are in the top 20% statewide.

For the target communities, the most prevalent environmental effect indicators are hazardous waste, and solid waste. These suggest cumulative environmental issues, such as hazardous waste facilities and generators, and solid waste facilities. *A higher percentile indicates increased adverse environmental conditions caused by pollutants.*

1. Hazardous waste: This indicates the number of permitted hazardous waste facilities (treatment, storage, or disposal) and generators. All four target communities are in the top 20% statewide.
2. Solid waste: This is an indicator of the number of solid waste sites and facilities. Three of the four target communities are in the top 20% statewide.

2.a.ii.2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

Individuals with impaired health, may have an increased sensitivity to pollutants. Pollution likely contributes to asthma, low birth weight, and heart disease. For the target communities, the sensitive population indicators, in the previous table, provide information on cumulative public health impacts:

1. Asthma: Asthma is a chronic lung disease that increases sensitivity to pollutants. Exposure to traffic and outdoor air pollutants, such as particulate matter, ozone, and diesel exhaust, can trigger an asthma attack. Children, elder, and low-income Californians suffer disproportionately from asthma. Asthma can increase susceptibility to respiratory diseases such as pneumonia and influenza. This indicator illustrates the rate of emergency department visits for asthma. Two of the four target communities are in the top 20% statewide;
2. Low birth weight: Children born weighing less than 5.5 pounds are classified as low birth weight. Risk factors for low birth weight include nutritional status, lack of prenatal care, stress, and maternal smoking. Studies also suggest links to environmental exposures to lead, air pollution, toxic air contaminants, traffic pollution, pesticides, and polychlorinated biphenyls. These children are at risk

for chronic health conditions that may increase their sensitivity to environmental exposures after birth. All four target communities are in the top 20% statewide; and

3. Cardiovascular disease: Short term exposure to air pollution, specifically particulate matter, increases the risk for mortality shortly following a heart attack. There is strong evidence that air pollution contributes to cardiovascular morbidity and mortality. This indicator is based on age-adjusted rate of emergency department visits for heart attacks. Two of the four target communities are in the top 30% statewide.

For the target communities, the most prevalent socioeconomic indicators are linguistic isolation and poverty. Literature indicates an increased vulnerability of people of color and lower socioeconomic status to environmental pollutants. These socioeconomic indicators, in the previous table, provide an indication of impacts to the welfare of these communities. *A higher percentile indicates an increased vulnerability to pollutants.*

1. Linguistic Isolation: The inability to speak English can affect communication with service providers and the ability to perform daily activities. People with limited English skills are less likely to have regular medical care and are more likely to report difficulty getting medical information or advice than English speakers. Limited English proficiency may contribute to further ethnic and racial disparities in health status and disability.
2. Poverty: Numerous studies suggest that impoverished populations are more likely to experience adverse health effects when exposed to environmental pollution. Wealth influences health, since it affects living conditions, nutrition, occupation, access to health care, and access to other resources that promote health. This is an indicator of the percent of the population living below two times the federal poverty level. All four target communities are in the top 10% statewide.

2.a.ii.3. Economically Impoverished/Disproportionately Impacted Populations

The Target Area residents, most of whom are low-income and minority populations, are disproportionately exposed to environmental pollution sources including air pollution, lead paint in older buildings and homes, and industrial facilities required to maintain a risk management plan in the event of a chemical release.

2.b. Community Engagement

2.b.i. Community Involvement

NDC will work closely with each community to communicate about each project. Each community has different methods of reaching out to the community, so NDC will work within the needs of each community, including but not limited to press releases, news coverage of meetings, flyers in public posting locations and hold meetings in public available locations.

DTSC will communicate progress through its extensive existing brownfields community involvement activities, including identification of the local Hispanic communities "Promotores" network for focused engagement. Additionally, DTSC will evaluate potential application of the Centers for Disease Control's National Center for Environmental Health and the National Association for County and City Health Officials Protocol for Assessing Community Excellence in Environmental Health methodology which guides communities and local officials in conducting community-based collaboration to involve the public and other stakeholders.

CDC/HACoLA will communicate progress through its various community involvement activities, including but not limited to press releases, public notices and public meetings.

NDC, DTSC and CDC/HACoLA will also build upon existing lines of communication developed and used successfully for the target communities to communicate progress of grant projects to community members:

Partner Name	Point of Contact	Specific Role
Black Community Health Task Force (BCHTF)	Dr. E. Smith	Coordinate meetings with community, provide feedback on language, help select suitable meeting spaces, information dissemination, coordinate educational sessions for community capacity building
Charles Drew University	TBD	Coordination with BCHTF on community engagement activities
Watts Labor Community Action Committee	Mr. Tim Lewis	Coordinate meetings with community, provide feedback on language, help select suitable meeting spaces, information dissemination
University of California, Irvine Earth Systems Science Department	Morgan Sibley	Student Interns to support grant activities and build brownfields capacity for the future stewards of the environment
University of California, Irvine School of Social Ecology	Ashley B. Vikander	Student Interns to support grant activities and build brownfields capacity for the future stewards of the environment

2.b.ii. Incorporating Community Input

As each project is evaluated for funding from the Coalition, the public will be notified via press releases, the NDC, DTSC and CDC/HACoLA websites and other local jurisdictions. The Coalition will communicate the progress of the Brownfield assessment program to citizens through regular status updates available on the website; reports available for review in the appropriate jurisdiction; press releases, legal ads, and other public notices as needed; and, through local news coverage of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Description of Tasks and Activities

Task 1 – Community Outreach & Involvement: This task includes: (1) Coordinating and conducting meetings with the public, property owners, and stakeholders [including formation of a Brownfield Advisory Committee (BAC)] and the public; (2) Preparing and publishing public notices, fact sheets, brochures, meeting materials, and a webpage with regularly updated content; and (3) Infusing meaningful public input throughout the project. Additional details are provided in Section 2.b. The budget includes \$12,500 per funding type (100hrs x \$125/hr) for the contractor to facilitate meetings, produce project information materials, and assist the Coalition with property owner outreach. Budgeted supply costs of \$1,000/funding type include printing costs; public notice mailing expenses; and public meeting display boards and other graphic materials. The budget includes NDC personnel + fringe costs totaling \$2,500/funding type (20hrs x \$125/hr) to assist with community outreach/public involvement activities. Estimated cost of this task is \$34,500 (\$17,250 per funding type); refer to budget table for breakdown.

Task 2 – Site Inventory and Selection: The Coalition will build on the existing brownfield inventory. The inventory will be updated and enhanced throughout the project and the Coalition will work with stakeholders to prioritize sites using the site selection process described in Section 1.b.i. The inventory will be a flexible serve as a long-term planning tool for a variety of initiatives. The Coalition and contractor will verify site eligibility for using petroleum and/or hazardous substance funding with EPA. The budget includes NDC personnel + fringe costs totaling \$3,750/funding type (30hrs x \$125/hr) to assist with inventory and

prioritization tasks and contractual services totaling \$20,000/funding type (160 contractor hrs x \$125/hr) to conduct records reviews, stakeholder interviews, perform site inspections, compile data, assist with prioritization activities and site requests. The estimated outputs will be a Brownfield Inventory Data Package. Estimated cost of this task is \$47,500 (\$23,750 per funding type); refer to the budget table for breakdown.

Task 3 – Assessments & Cleanup Planning: Under the direction of the Coalition, the contractor will complete 12 Phase I ESAs at 4 petroleum and 10 hazardous substance sites. ESAs will comply with the All Appropriate Inquiries Final Rule and the ASTM E1527-13 Phase I ESA Standard. The contractor will complete Phase I ESAs, including access agreements and health and safety plans (HASPs), at an average cost of \$5,000/site (total of \$30,000/funding type). The budget includes NDC personnel + fringe costs totaling \$2,500 total (20 hrs x \$125/hr) to assist with data acquisition, document review, and distribution. In addition, the contractor will perform the following activities: (1) A Quality Assurance Project Plan (QAPP) at an estimated cost of \$8,000 (\$4,000/funding type); (2) at least 10 Phase II ESAs, including access agreements, HASPs and site-specific Sampling and Analysis Plans (SAPs) at 5 petroleum and 5 hazardous substance sites [average cost of \$35,000/site (\$175,000/funding type)]; (3) Preparation of Remedial Action Plans/Site-Specific Reuse Plans at three petroleum and three hazardous substance sites [average cost of \$9,000/site (\$27,000/funding type)]. The Grant Management job hours to set up and facilitate the contract process based on EPA requirements. Outputs will include Phase I ESA reports, access agreements, QAPPs, HASPs, Phase II ESAs, RAPs, and an inventory of sites prioritized for assessment funding and cleanup grants. Estimated cost of this task is \$477,000 (\$238,500 per funding type); refer to the budget table for breakdown

Task 4 – Eligible Program Activities: The budget includes \$2,000/funding source for two Coalition members to attend two national or state/regional brownfield conferences (4 total). The budget assumes three-day attendance and include airfare (\$400/person/conference = \$1,600 total) and hotel, meal, and incidentals (\$200/person/day/conference = \$2,400 total). In addition, \$13,500/funding type (108 hrs x \$125/hr) is budgeted for contractual costs to assist with reporting, updates to the EPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) and project management. The budget (for each funding type) includes NDC personnel + fringe costs of \$5,000/funding type (40 hrs x \$125/hr) to assist with eligible programmatic activities. The outputs will be ACRES Updates; Quarterly Status Reports, Annual Disadvantaged Business Enterprise reports, and Project Closeout Reports. Estimated cost of this task is \$41,000 (\$20,500/funding type); refer to the budget table for the breakdown.

3.a.ii Cost Estimates and Outputs

The Coalition has developed similar budgets for both the Hazardous Substances and the Petroleum Products sites since the same level of effort will be required regardless of the contamination.

<i>Budget Categories</i>	<i>Task 1</i>	<i>Task 2</i>	<i>Task 3</i>	<i>Task 4</i>	
	<i>Community Outreach and Involvement</i>	<i>Site Inventory and Selection</i>	<i>Assessments and Cleanup Planning</i>	<i>Program Activities</i>	<i>Total</i>
Personnel+Fringe Hazardous	\$ 2,500	\$ 3,750	\$ 2,500	\$ 5,000	\$ 13,750
Personnel+Fringe Petroleum	\$ 2,500	\$ 3,750	\$ 2,500	\$ 5,000	\$ 13,750
Travel - Hazardous	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
Travel - Petroleum	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
Supplies - Hazardous	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Supplies - Petroleum	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Contractual - Hazardous	\$ 13,750	\$ 20,000	\$ 236,000	\$ 13,500	\$ 283,250
Contractual - Petroleum	\$ 13,750	\$ 20,000	\$ 236,000	\$ 13,500	\$ 283,250
Total Hazardous	\$ 17,250	\$ 23,750	\$ 238,500	\$ 20,500	\$ 300,000
Total Petroleum	\$ 17,250	\$ 23,750	\$ 238,500	\$ 20,500	\$ 300,000
Total Hazardous and Petroleum	\$ 34,500	\$ 47,500	\$ 477,000	\$ 41,000	\$ 600,000

* Fringe benefits are included in personnel costs

3.c. Measuring Environmental Results

DTSC's dedicated Grants and Program Support Branch will be responsible for reporting the subsequent outputs and outcomes, quarterly progress, financial tracking and budgeting, and ACRES entries. This branch specializes in ensuring compliance with EPA grant requirements and specifically interfaces with technical staff to ensure that outputs and outcomes are reported.

4. Programmatic Capability and Past Performance

4.a. Programmatic Capability

4.a.i. Organizational Structure

NDC's Director, Diana Sasser, and Support staff has demonstrated leadership experience managing several federal grants, and will take the lead on all administrative, financial and reporting aspects of the grant. The Director has managed the Brownfields program for the City of Sacramento in the past, managed many other federal grants, including HUD and EDA grants, for NDC. In addition, the Director and staff will work closely with the team members. This team will be responsible for reporting the outputs and outcomes, quarterly progress, financial tracking and budgeting, and Assessment, Cleanup and Redevelopment Exchange System (ACRES) entries.

4.a.ii. Acquiring Additional Resources

Through the partnership with DTSC and CDC/HACoLA, NDC will have access to GIS coordinators, planning, engineering, legal, financial services, and administrative staff to support project implementation and complete required reporting, ACRES database updates, and financial documents. NDC understands the importance of proactive succession planning should unforeseen events take place and has established procedures to mitigate adverse impacts and assure project continuity in the event of absence or departure of key staff. NDC has a variety of Directors and Junior Directors, who all have experience managing many different types of grants and can step in if needed.

All parties to the coalition routinely work with contractors and will use equal opportunity procurement procedures for ensuring a fair bidding and proposal evaluation process. A qualifications-based procurement process will be used (in conformance with 2 CFR 200.317- 200.326) to procure an environmental consulting team to assist with project implementation.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

NDC has received multiple federal grants over the years, including HUD and EDA grants. The most recent HUD grants received were the 2014, 2015 and 2016 Community Compass grants, totaling over \$1,000,000.

4.b.ii.1. Purpose and Accomplishments

The Community Compass grants fund technical assistance, capacity building, and data research activities for HUD's customers, including grantees, public housing authorities, and tribes. NDC has received over \$1,000,000 in three years in these grants. The Community Compass grants build on a previous OneCPD Plus program and is an outcome-focused, cross-Departmental approach to HUD's technical assistance and capacity building activities. Through this program NDC has provided technical assistance to many cities and counties across the United States on their HUD grants including providing necessary training or research.

4.b.ii.2. Compliance with Grant Requirements

NDC is compliant with all quarterly, annual and close-out reporting requirements, work plan, schedule and terms and conditions, and technical commitments for every grant received.

Attachment List

1. SF424
2. Eligibility Threshold including:
 - a. 501(c)3 documentation for NDC
 - b. Coalition Letters from DTSC and CDC/HACoLA

THRESHOLD CRITERIA

1. Applicant Eligibility

The National Council for Community Development, Inc. (NDC) is a non-profit 501(c)3 eligible (see attached documentation) to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program. The Coalition partners State of California Department of Toxic Substance Control (DTSC), a State, and Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA), a California Municipal County, are also eligible to apply for Brownfields Assessment funding from the EPA Brownfields Grant Program (see attached letters of commitment).

2. Community Involvement

The Coalition will hold open meetings/workshops for periodic assessment progress reports and community education regarding potential environmental risks from the Brownfields sites. We will advertise these meetings publically via e-mail, a legal announcement in the local newspaper(s), and on the NDC, DTSC and LA County CDC websites, door-to-door fliers, and will make meeting minutes publically available. We will communicate the progress of our Brownfield assessment program to citizens through regular status updates available on the website; reports available for review in the appropriate jurisdiction; press releases, legal ads, and other public notices as needed; and, through local news coverage of public meetings including the Initial Brownfields Inventory meeting and subsequent meetings for each assessment site.

3. Expenditure of Assessment Grant Funds

The lead organization, NDC, does not have an active EPA Brownfields Assessment Grant.



Department of the Treasury
Internal Revenue Service

P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077550277
June 28, 2011 LTR 4168C 0
13-6532871 000000 00

00034893
BODC: TE

NATIONAL COUNCIL FOR COMMUNITY
DEVELOPMENT INC
% NATIONAL DEVELOPMENT COUNCIL
708 THIRD AVE SUITE 710
NEW YORK NY 10017-4201

Employer Identification Number: 13-6532871
Person to Contact: Ms Benjamin
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your June 01, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in January 1973.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

Department of the Treasury

Internal Revenue Service

Washington, DC 20224

Date: JAN 18 1973 In reply refer to: T:MS:EO:R:2



DO 13

National Council for Community
Development, Inc.,
1700 Broadway
New York, New York 10019

Key District: Manhattan, New York
Accounting Period Ending: March 31
Form 990 Required: ☒ Yes ☐ No
Foundation Status Classification: 170(b)(1)(A)(vi)
Advance Ruling Period Ends: March 31, 1975

Gentlemen:

Based on the information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501 (c)(3) of the Internal Revenue Code.

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization of the type described in section 170(b)(1)(A)(vi) and 509(a)(1).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins on the date of your inception and ends on the date referred to above.

Within 90 days after the end of your advance ruling period, you must submit to your key district director information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have

National Council for Community
Development, Inc.

been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization so long as you continue to meet the requirements of the applicable support test. If however, you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, in the event you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and donors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. In addition, if you submit the required information within the 90 days grantors and donors may continue to rely on the advance determination until the Service makes a final determination of your foundation status. However, if notice that you will no longer be treated as a section 509(a)(1) organization is published in the Internal Revenue Bulletin, grantors and donors may not rely on this determination after the date of such publication. Also, a grantor or donor may not rely on this determination if he was in part responsible for, or was aware of, the act or failure to act that resulted in your loss of section 509(a)(1) status, or acquired knowledge that the Internal Revenue Service had given notice that you would be removed from classification as a section 509(a)(1) organization.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

You are not liable for social security (FICA) taxes unless you file a waiver of exemption certificate as provided in the Federal Insurance Contributions Act. You are not liable for the taxes imposed under the Federal Unemployment Tax Act (FUTA).

National Council for Community
Development, Inc.

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes.

If your sources of support, or your purposes, character, or method of operation is changed, you must let your key District Director know so he can consider the effect of the change on your status. Also, you must inform him of all changes in your name or address.

The block checked at the top of this letter shows whether you must file Form 990, Return of Organization Exempt From Income Tax. If the Yes box is checked, you are required to file Form 990 only if your gross receipts each year are normally more than \$5,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. The law imposes a penalty of \$10 a day, up to a maximum of \$5,000, for failure to file the return on time.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

National Council for Community
Development, Inc.

We are informing your key District Director of this
action. Please keep this ruling letter in your permanent
records.

Sincerely yours,

Milton Cenny

Chief, Rulings Section
Exempt Organizations Branch

Address any reply to:

Department of the Treasury
P. O. Box 3200 Church St. Station
New York, New York 10008

District Director
Internal Revenue Service

Date: JAN 27 1976 In reply refer to:
E:EO:7202:Horowitz
~~4423~~ ~~Tel:264-1878~~

National Council For Community Development
Inc.
9 West 57th Street
New York, New York 10019



Gentlemen:

This modifies our letter of January 18, 1973,
in which we stated you would be treated for your first two tax years as
an organization which is not a private foundation.

Based on additional information supplied, we have determined you
are not a private foundation within the meaning of section 509(a) of
the Internal Revenue Code, because you are an organization described in
section 170(b)(1)(A)(vi).

If your sources of support, or your purposes, character, or method
of operation is changed, you must let us know so we can consider the
effect of the change on your status.

Sincerely yours,

 Charles H. Brennan

District Director



**COMMUNITY DEVELOPMENT COMMISSION/
HOUSING AUTHORITY
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

Tel: 626.262.4511 • TDD: 626.943.3898 • lacdc.org • hacola.org

Hilda L. Solis
Mark Ridley-Thomas
Sheila Kuehl
Janice Hahn
Kathryn Barger
Commissioners

Monique King-Viehland
Executive Director

January 31, 2019

Diana Sasser, Director
National Development Council
24 Whitehall Street, Suite 710
New York, NY 10004

Dear Ms. Sasser:

**LETTER OF COMMITMENT FOR FISCAL YEAR 2019
EPA BROWNFIELDS ASSESSMENT COALITION GRANT**

I am pleased to confirm that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) will be a member of the Coalition led by the National Development Council (NDC) and supports the Assessment Grant Application to secure funding through the Fiscal Year 2019 Environmental Protection Agency (EPA) Brownfields Program.

The EPA Brownfields Coalition Grant represents an opportunity to collaborate on shared goals with NDC and the State of California Department of Toxic Substance Control (DTSC). By allowing the Coalition to identify and assess brownfields and plan for their future redevelopment, the EPA Grant will support the economic well-being of our community and encourages reinvestment in economic development opportunities. These efforts will further the goals set forth by the CDC/HACoLA, including to encourage investment in mixed use infill development.

If awarded, members of our staff will serve on the Brownfields Advisory Committee and assist with other critical tasks to help guide successful implementation of our proposed projects.

If you need any further information, please contact me at (626)586-1854 or carey.jenkins@lacdc.org. We look forward to partnering with NDC on this endeavor to revitalize our community.

Sincerely,

CAREY JENKINS, Manager
Economic Development Unit
Community and Economic Development Division

**We Build Better Lives
& Better Neighborhoods**





Department of Toxic Substances Control



Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

January 31, 2019

Diana Sasser
Director
National Development Council
24 Whitehall St, Suite 710
New York, NY 10004

LETTER OF COMMITMENT - USEPA BROWNFIELDS ASSESSMENT COALITION GRANT – REQUESTING \$600,000

Dear Ms. Sasser,

I am pleased to confirm that the State of California Department of Toxic Substances Control (DTSC) will be a member of the coalition led by the National Development Council (NDC) along with the Los Angeles County Community Development Commission (LA County CDC), and we fully support the application to secure funding through the United States Environmental Protection Agency (USEPA).

DTSC is the primary regulatory agency in California, leading the effort to resolve blight and return brownfields to productive use. As an agency, we have the expertise to provide technical support in the matter of brownfields identification and inventory, environmental investigation and cleanup, and community engagement and support. We also have a proven history of successful and productive USEPA grant management. DTSC will support NDC in all these areas and hope to contribute to the success of this grant.

California is on the precipice of a housing crisis of historic proportions. As an agency, we recognize that infill development represents a key factor in alleviating the hardship that a multitude of Californians are facing because of the severe shortage of housing, particularly affordable housing. The 1117 South Long Beach Boulevard project is a classic example of a property that could be used for housing, if the most significant barrier to redevelopment of environmental uncertainty is addressed. There are many examples of such properties; DTSC's EnviroStor database has almost fifty sites in the general area of the proposed application that could be slated for redevelopment if

environmental issues are addressed. This grant is the key component which will facilitate the common goals of the NDC and LA County CDC.

If awarded, members of our staff will:

1. Serve on the Advisory Committee
2. Provide technical guidance on scientific and engineering matters
3. Assist with brownfields inventory and prioritization
4. Use DTSC's public participation infrastructure to support and direct community engagement activities
5. Use DTSC existing community partnerships to support outreach efforts
6. Maintain our ongoing relationships with higher education institutions to engage future environmental professionals in brownfields
7. Provide consultation support, as needed
8. Assist with grant management, as requested

Should you have any questions or concerns, please do not hesitate to contact me at maryam.tasnif-abbasi@dtsc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Maryam Tasnif-Abbasi". The signature is written in dark ink and is positioned above the printed name.

Maryam Tasnif-Abbasi
Brownfields Coordinator
Site Mitigation and Restoration Program

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

NY

8. APPLICANT INFORMATION:

* a. Legal Name: National Council for Community Development, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

136532871

* c. Organizational DUNS:

0732732940000

d. Address:

* Street1: 24 Whitehall Street Suite 710

Street2:

* City: New York

County/Parish:

New York

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 100049992

e. Organizational Unit:

Department Name:

West Team

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Diana

Middle Name:

L

* Last Name:

Sasser

Suffix:

Title: Director

Organizational Affiliation:

National Development Council

* Telephone Number: 2094839863

Fax Number:

* Email: dsasser@ndconline.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

A: State Government

Type of Applicant 3: Select Applicant Type:

B: County Government

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

National Development Council, a 501(c)3, the State of California Department of Toxic Substance Control and Los Angeles County Community Development Commission Coalition Assessment Grant Application

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	<input type="text" value="Ms."/>	* First Name:	<input type="text" value="Diana"/>
Middle Name:	<input type="text" value="L"/>		
* Last Name:	<input type="text" value="Sasser"/>		
Suffix:	<input type="text"/>		

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: